



Los Angeles County
Department of Regional Planning

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SUBDIVISION COMMITTEE MEETING REPORT

Planner: **Carolina Blengini** E-mail: **cblengini@planning.lacounty.gov**
Subdivision Committee Date: **12-13-12** Map Date: **12-1-12**
Tract Map No: **060678** Project No: **TR060678**
Zoned District: **Newhall** Community: **Newhall Ranch**
Supervisory District: **5th** APN No.:

Map Stage: ☒ Tentative ☐ Initial ☒ 4th Revision Received ☐ Amendment ☐ __ Revised

TR 061105: To create 881 lots on 1,803.3 acres to develop 3,738 dwelling units, 66,400 square feet of commercial uses, recreation centers, two public parks, three schools, three private recreations centers, open space (1,036.5 acres) and public facilities

Proposal: **CUP200500150:** Request for 35.3 million c.y. of cut and 29.2 million c.y. of fill grading (on-site and off-site), and four potable water tanks.

OAK200500057: Removal of 603 and encroachment on 23 oak trees of a total of 1,787 oak trees located within the project site (626 total oaks impacted)

Location: **South of State Route 126 and Santa Clara River, east and west of Long Canyon Road, west of the I-5, in the Santa Clarita Valley.**

☐ This application is deemed complete.

☒ This application is deemed incomplete. This application shall be deemed complete upon the submission and satisfactory review of the requested information and clearance of the holds in this report.

☐ This application is recommended for denial.

TIME EXTENSION 1 Year

HOLDS:

- | | | | |
|--|---|---|--|
| <input checked="" type="checkbox"/> Drainage Concept | <input checked="" type="checkbox"/> Geologic Report | <input checked="" type="checkbox"/> Soils Report | <input type="checkbox"/> SUSMP and LID |
| <input checked="" type="checkbox"/> Traffic Study | <input checked="" type="checkbox"/> Fire Dept. | <input checked="" type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Public Health |
| <input checked="" type="checkbox"/> Environmental | <input type="checkbox"/> Community Plan | <input type="checkbox"/> Revised Slope Map | <input type="checkbox"/> Plan Amendment |
| <input type="checkbox"/> Zone Change | <input checked="" type="checkbox"/> CUP | <input checked="" type="checkbox"/> Oak Tree Permit | <input type="checkbox"/> CSD |
| <input type="checkbox"/> Proof of Legal Access | <input checked="" type="checkbox"/> Revised Tentative Map | <input checked="" type="checkbox"/> Revised Exhibit "A" Map | <input checked="" type="checkbox"/> Revised Application: SEA CUP |
| <input checked="" type="checkbox"/> Other: Public Works (other holds) | <input checked="" type="checkbox"/> Other: Consistency with Specific Plan | | |
| <input checked="" type="checkbox"/> Reschedule for Subdivision Committee | | <input type="checkbox"/> Schedule for Subdivision Committee Reports | |

☒ Resubmit **9 folded** copies of the Tentative Map, Exhibit Map and a **cover letter** outlining all changes made to the map.

ENVIRONMENTAL REVIEW (213) 974-1522

☒ **HOLD - EIR**

Planner: **Carolina Blengini**

☐ Categorical Exemption

☐ Pending Initial Study review

☐ Negative Declaration

☐ Mitigated Negative Declaration

☒ Pending Draft EIR + Agency review

GENERAL PLAN

☒ **HOLD: More information is required for a determination of consistency with Specific Plan.**

Land Use Category (Land Use Element)

Countywide General Plan: **N/A**

Community or Specific Plan:

Newhall Ranch Specific Plan

☐ Altadena Community Plan

☐ East Los Angeles Community Plan

☐ Rowland Heights Community Plan

☐ W. Athens - Westmont Community Plan

☐ Antelope Valley Area Plan

☐ Hacienda Heights Community Plan

☐ Santa Clarita Valley Area Plan

☐ Walnut Park Neighborhood Plan

☐ Catalina Island Land Use Plan

☐ Marina Del Rey Land Use Plan

☐ Santa Monica Mtns. North Area Plan

☒ Newhall Ranch SP

Maximum Density (not automatic):

TBD

Proposed Density:

3,738 du

Plan Highways:

SR-126, Magic Mountain Parkway, Long Canyon

☒ Significant Ecological Area (Conservation and Open Space Element). CUP and SEATAC review required.
SEA:

Development within SEA 23 (Santa Clara River) – Utility corridor

Burden of Proof:

☐ Satisfactory.

☒ Additional information required: Submit Application Material

☐ Hillside Project (Land Use Element)

☐ Urban

☐ Non-Urban

☐ Submit a slope map and calculations

0-24.99% slope:

25-49.99% slope:

50% slope:

Low Density Threshold:

Midpoint Threshold:

Maximum Density:

Proposed Density:

Hillside CUP:

☐ Required

☐ Not required

☐ Not required: Building restriction on slopes > 25%

Proposed Open Space:

Public parks

Private parks

Private yards

Landscaped areas, slopes, walkways

Undisturbed natural areas

Burden of Proof:

☐ Satisfactory.

☐ Additional information required:

☐ Infill Project (Land Use Element): Request increase by

land use category(ies).

Surrounding land use category:

Surrounding density:

Burden of Proof:

☐ Satisfactory.

☐ Additional information required:

☐ Plan Amendment:

Burden of Proof:

☐ Satisfactory.

☐ Additional information required:

The proposed plan amendment must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

General Plan consistency determination:

☒ Pending

☐ Consistent

☐ Inconsistent

☒ **Provide consistency analysis with the Specific Plan land use designations (table)**

ZONING

☒ **HOLD**

Current Zoning:

SP (Specific Plan)

☐ Zone Change

Proposed Zoning:

Surrounding zoning:

Surrounding land uses:

Burden of Proof:

☐ Satisfactory.

☐ Additional information required:

The proposed zone change must be recommended to the Board of Supervisors by the Regional Planning Commission prior to or concurrent with tentative map approval.

☒ Conditional Use Permit:

☐ Submit an Exhibit “A” (9 copies) showing:

Burden of Proof:

☐ Satisfactory.

☒ Additional information required: **Update burden of proof**

☐

☒ Oak Tree Permit:

TBD

Proposed removals:

TBD

Proposed encroachments:

TBD

☐ Sent Oak Tree Report to Forester on:

Need revised Oak Tree Report

Burden of Proof:

☐ Satisfactory.

☒ Additional information required: **Update information/ Provide revised Oak Tree Report**

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Rev 11.26.06

- ☐ Community Standards District:
- ☒ Any zoning violations discovered on the property may affect the scheduling of a public hearing pursuant to the "Clean Hands" provisions of the County Code in Section 22.04.110.
- ☒ **SEATAC review is required for SEA CUP.**

IMPROVEMENTS

- ☐ **HOLD**
- ☐ Section 21.32.040: 20-acre parcels; No improvements required.
- ☐ Section 21.32.040: 10-acre parcels & A-1, A-2, D-2 Zones; No improvements required except for road grading on sloping terrain (unless all lots abutting the road are zoned for a 10-acre minimum lot size).
- ☐ Section 21.32.050: Minor land division; No improvements required since the existing systems and improvements adequately serve the subdivision and adjacent developed parcels.
- ☐ Section 21.32.060: Minor land division; No improvements required since all lots are ≥ 5 acres and the zoning is agricultural, residential, or desert/mountain.
- ☐ Section 21.32.080: No street improvements required except grading since all lots are ≥ 2.5 acres, at least 75% of the property has a slope $\leq 3\%$, and the property is in a non-urban category and single-family residential, agricultural, or desert/mountain zone.
- ☐ Section 21.32.060: The following note shall be placed all parcels maps with ≥ 5 acre lot sizes: " Further division of this property below 5 acres will require standard improvements to be completed as a condition of approval. The improvements will include but not be limited to providing access, installation of water mains, appurtenances and fire hydrants, conformance to standard Los Angeles County development standards."
- ☐

ACCESS

- ☐ **HOLD**

Primary access is: **SR-126**

Secondary access is: **Magic Mountain Parkway and Long Canyon Road**

- ☐ Section 21.40.120: Provide proof of legal access prior to tentative map approval and delineate on final map.
- ☐ Provide proof of off-site access prior to tentative map approval and delineate on final map.
- ☐ Provide a minimum feet of paved access to the satisfaction of Regional Planning.
- ☒ Tract/Parcel Map **Mission Village** **may need to record first for Magic Mountain and Long Canyon (2nd access).**
- ☐ A private driveway/ingress-egress easement is to be provided in lieu of required street access.
- ☐ Section 21.24.020: Single Means of Access
- ☐ Pavement width shall be ≥ 20 feet.
- ☐ Access shall serve a maximum of 150 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (Not in High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 75 dwelling units unless a second means of access is provided to the satisfaction of Regional Planning and the Fire Department (High Fire Hazard Zone).
- ☐ Access shall serve a maximum of 300 dwelling units where the restriction to a single means of access shall be removed through future development.
- ☐ If pavement width on the single means of access is < 36 feet and will not to be widened to ≥ 36 feet as part of the subdivision, the permitted number of dwelling units shall be reduced by:
- ☐ 25% if pavement width is ≥ 28 feet. ☐ 50% if pavement is < 28 feet.
- ☐ Access may serve a maximum of 600 dwelling units if pavement width on the single means of access is ≥ 64 feet and the restriction to a single means of access will be removed through future development.
- ☐ Section 21.24.030: Fire department denial of cul-de-sac design or single means of access due to location in high fire hazard area and hindrance to public evacuation and fire-fighting and emergency equipment.
- ☐ Section 21.24.040: Modification to access requirement requested. ☐ Granted. ☐ Not granted.
- ☐ Provide tap street(s) to:

STREETS

☐ **HOLD**

☒ Section 21.28.080: Show the following street(s) as dedicated street(s) on the final map:

All streets except private and future streets, and private driveways

Sections 21.24.120 and 21.24.060: Private and future streets.

☒ Show the following street(s) as private & future streets on the final map:

As indicated on the map (also provide list on the map)

☒ Dedicate an easement to public utilities and the public for ingress and egress over the future street(s).

☐ Dedicate _____ feet additional future street right-of-way on:

☐ Provide for the ownership of the private and future streets:

☐ Show lot lines to the centerline of the private and future streets.

☒ Show the following streets as lots on the final map.

☒ Provide for the maintenance of the private and future streets by a:

☒ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.
Maintenance Agreement. Submit a copy to Planning prior to final map approval.

☐ Section 21.24.090: Right-of-way modification requested.

☐ Granted. Required width of _____ feet from centerline granted to permit _____ feet
from centerline, but in no case shall the minimum right-of-way be < 40 feet, except for alleys.

☐ Not granted.

☐ Section 21.24.090: Alternate cross section requested.

☐ Granted.

☐ Not granted because it would not be in keeping with the design of adjoining highways or streets.

☐ Section 21.24.100: Street grade is > 6%. Modification is requested.

☐ Modification granted for street grade to be > 6% but ≤ 10% on portions of the following streets, with
final determinations made by DPW.

☐ Street grade modification granted to be > 10%, but not > _____ % on portions of the following
streets, with final determinations made by DPW.

☒ Section 21.24.150: For property abutting a major or secondary highway:

☒ Service road or local street is required.

☐ Alley is required instead of a service road or local street.

☐ Service road, local street, and alley requirement is waived.

☐ Section 21.24.160: Alley is required for multiple residential use, commercial use or

☐ Section 21.24.180. Turnarounds.

☐ Required at intermediate points on cul-de-sacs > 700 feet in length.

☐ Required on local streets where the distance between intersections is > 2,000 feet.

☐ Required at the end of stub or dead-end streets

☒ Section 21.24.190: Cul-de-sacs.

☐ Maximum of 500 feet in length for industrial or commercial uses.

☐ Maximum of 700 feet in length for residential uses with a density > 4 dwelling units per acre.

☒ Maximum of 1,000 feet in length for residential uses with a density ≤ 4 dwelling units per acre.

☐ Maximum cul-de-sac length:

☐ Section 21.24.040: Modification to cul-de-sac requirements requested.

☐ Granted. Modify length to: _____ ☐ Not granted.

☐ Section 21.24.210: Transverse pedestrian way with a grade ≤ 30% required through middle of each block
> 700 feet in length.

☐ Section 21.24.220: Dedication required for fire protection access easement ≥ 15 feet width from the public
highway to the boundary of the subdivision.

☐ Section 21.24.230: Collector streets required on all section lines and quarter-section lines in the Antelope
Valley, except on lines designated as highways on the Highway Plan.

☐ Section 21.24.400: Street improvement required for existing road with insufficient improvements.

☐ Section 21.24.400: Reconstruction of existing street improvements required to connect to existing dead-end
or cul-de-sac street in which a turnaround is installed.

- ☐ Section 21.32.080: Rural street section & inverted shoulder allowed since all lots are $\geq 20,000 \text{ ft}^2$ and curbs and gutters are not necessary for drainage purposes or to maintain the existing neighborhood pattern.
- ☐ Section 21.32.150: Waive street lights since lots are $\geq 40,000 \text{ sq ft}$.
- ☐ Section 21.32.160: Street tree planting required.
- ☐ Section 21.32.180: Sidewalks ≥ 4 feet wide required on both sides of entrance, collector, loop, interior and cul-de-sac streets, along one side of service roads adjacent to abutting lots, and along highways.
- ☐ Section 21.32.190: Waive sidewalks since lots are $\geq 15,000 \text{ sq ft}$.
- ☐ Section 21.32.200: Pay major thoroughfare and bridge fees:
- ☐ Section 21.32.400: Pay drainage facilities fees:
- ☐ Prepare a feasibility study to Public Works' satisfaction for:
- ☒ Dedicate/offer vehicular access rights on: **lots fronting Magic Mountain Parkway and Long Canyon**
- ☐ Dedicate/offer complete access rights + construct a wall ☐ D-65 ☐ Slough on:
- ☒ **Homeowners Association to maintain parkway. Submit a copy of the CC&Rs to Regional Planning.**

DRIVEWAYS

- ☐ **HOLD**
- ☒ Show the driveway system and paving widths on the tentative map.
- ☒ Construct or bond with Public Works for driveway paving as shown on the tentative map.
- ☒ Label the driveway as "Private Driveway Fire Lane" on the final map.
- ☒ Post the driveway with "No Parking Fire Lane" signs and provide for continued enforcement. Submit a copy of the CC&Rs or maintenance agreement to Regional Planning prior to final map approval.
- ☒ Provide for maintenance of the common driveway by a:
 - ☒ Homeowners Association.
 - ☐ Maintenance Agreement.
 - ☐ Other:
- ☒ Provide reciprocal easements over **Common driveways to benefit lots served**
- ☐ Show lot lines to the
- ☐ Show as lot(s) on final map.
- ☐

LOT/BUILDING DESIGN

- ☒ **HOLD**
- ☒ Section 22.52.043: 50 ft minimum average lot width.
- ☐ Section 22.52.040: 60 ft minimum average lot width since required area is $\geq 7000 \text{ sq ft}$ & located in Lancaster District 31 or Palmdale District 54.
- ☐ Section 21.24.300: Provide street frontage \geq average lot width.
- ☒ Section 21.24.300: Provide at least 40 feet street frontage on all cul-de-sacs and knuckles.
- ☒ Section 21.24.040: Modification to frontage requirements requested. ☐ Granted. ☐ Not granted.
- ☐ Section 21.24.320: Eliminate the flag lots:
- ☐ Section 21.24.320: Flag lots shall have paved fee access strips of at least 15 feet in width on single access strips, 20 feet on dual access strips, and 24 feet on three or more access trips. 20% maximum grade.
- Section 21.24.260: Reduced lot area and/or width requested for hillside development.
 - ☐ Granted. Maximum 43% of the lots may have $<$ the required area if all lots meet the following:
 - ☐ If zoning $< 10,000 \text{ ft}^2$: Minimum lot area: 7000 sq ft. Minimum average width: 60 feet.
 - ☐ If $10,000 \text{ ft}^2 < 15,000 \text{ ft}^2$: Minimum area: 70% of required area. Minimum average width: 60 feet.
 - ☐ If $15,000 \text{ ft}^2 < 30,000 \text{ ft}^2$: Minimum area: 70% of required area. Minimum average width: 80 feet.
 - ☐ If $\geq 30,000 \text{ ft}^2$: Minimum area 65% of required area. Minimum average width: 100 feet.
 - ☐ Not granted.
- ☐ Section 21.24.310. Eliminate the acute angle point on lots:
- ☒ Permission is granted to adjust lot lines to Regional Planning satisfaction.

- ☐ Provide evidence that each lot meets zoning requirements.
- ☐ Show the setbacks on the tentative map.
- ☐ Setback modification requested.

☐ Granted. yard setback is modified to:

☐ Not granted.

☐ Existing structure(s) shown on lot(s)

to remain. Applicant shall prove that their continued existence at the present

existence at the present location is in conformance with the requirements of the Zoning Ordinance.

☐ Existing structure(s) shown on lot(s)

to be removed. Place a note on the final map and submit a copy of the demolition permit(s) prior to final map approval. **(Pending Review)**

☒ **Provide a letter requesting the reduction on lot frontage; Comply with the requirements of the Newhall Specific Plan**

OPEN SPACE

- ☒ **HOLD**

Provide additional information on the open space lot maintenance; Provide open space exhibit; Provide exhibit showing the SEA and project development envelop (including grading areas) and SEA buffer
- ☒ Dedicate construction rights. **Lots listed as open space on the Tentative Map**
- ☒ Provide for ownership and maintenance by a:

☒ Homeowners Association. Submit a copy of the CC&Rs to Planning prior to final map approval.

☒ Other: **Landscape Maintenance District**
- ☒ Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
- ☒ Number as lots on the final map.
- ☐ Provide a minimum of 15 feet of access to each lot.
- ☒ **Provide exhibit showing the SEA and project development envelop (including grading areas) and SEA buffer**
- ☒ **Provide additional information on the open space lot maintenance; Provide open space exhibit buffer**

DEDICATIONS

- ☐ Section 21.28.080: Dedicate easements for:
- ☐ Section 21.28.090: Dedicate sewer or storm drain easements and delineate on the map.
- ☐ Section 21.28.100: Dedicate right-of-way for required drainage channel.
- ☐ Section 21.28.110: Subdivision traverses major watercourse, channel, or stream. Dedicate right-of-way for storm drainage purposes.
- ☐ Dedicate secondary residential construction rights over lots having twice the required area.

PARKS

- ☒ **HOLD** **Indicate on the tentative map which parks are private and public**
- ☒ Section 21.24.340: Park space obligation.
- ☒ Sections 21.24.350 and 21.28.120: Local park sites.
- ☒ Section 21.28.130: Private parks.
- ☒ Section 21.28.140: Park fees.
- ☒ Trail requirements.

OTHER REQUIREMENTS/COMMENTS

- ☐ **HOLD** _____
- ☒ Meet requirements of the Zone, Subdivision Ordinance **OTP, CUP, Specific Plan**
- ☐ Withdraw and cancel tract/parcel map
- ☒ Section 21.38.010 through 21.38.080: Vesting tentative map.
- ☐ Property line returns.
- ☐ Final parcel map waiver requested.

☐ Granted.

☐ Not granted.

☒ California Department of Fish and Game impacts. The project:

☐ Is *de minimus* in its impact on fish and wildlife. A \$25 processing fee is necessary for the filing and processing of a Notice of Determination in compliance with Public Resources Code Section 21152.

☒ Is not *de minimus* in its impact on fish and wildlife. A fee of **TBD** to the California

Department of Fish and Game is necessary pursuant to Section 711.4 of the Fish and Game Code.

- ☒ Submit Affidavit of Acceptance subsequent to conditional use permit approval.
- ☒ Pay Conditional Use Permit Inspection Fees subsequent to conditional use permit approval. **TBD**
- ☒ Chapter 22.72: Pay library impact fee prior to issuance of building permits.
- ☒ Pay Oak Tree Mitigation and Inspection Fees subsequent to oak tree permit approval.
- ☒ Pay Mitigation Monitoring Program Fee subsequent to project approval. **TBD**
- ☐ Provide slope planting and an irrigation system as required in the grading ordinance.
- ☐ Section 21.32.195: Plant one tree in the front yard of each residential lot.
- ☒ The design of the subdivision provides for future passive or natural heating or cooling opportunities.
- ☒ The site does not contain or front on a public waterway, river, stream, coastline, shoreline, lake, reservoir.
- ☒ **Permission for large 20-acre lots are requested**

LEASE PROJECTS/LOTS

- ☐ **HOLD**
- ☒ The project is approved as a lease project for _____ residential/commercial buildings.
- ☐ Section 21.24.370: Modifications to access, highway, and street requirements granted.
- ☒ Place a note on the final map that lot _____ is a lease project for _____
- ☐ Place "DIVISION OF LAND FOR PURPOSES OF LEASE ONLY" in letters of $\geq \frac{1}{4}$ " in height on the final map.
- ☐ Record separate final maps.

STANDARD CONDOMINIUM CONDITIONS

- ☐ **HOLD**
- ☒ New Condominiums ☐ Condominium Conversion
- ☒ Section 21.16.015: Depict condominium footprints and driveways/access on an exhibit map.
- ☒ Provide for the maintenance of the common areas by a Homeowners Association.
- ☒ Provide an adequate lighting system along all walkways and provide for its maintenance by a Homeowners Association.
- ☒ Provide the standard note on the final map.
- ☐ Provide the commercial note on the final map.

RESIDENTIAL PLANNED DEVELOPMENT

- ☐ **HOLD** _____
- ☐ Waive the requirement for street frontage.
- ☐ Conform to the minimum average lot width requirement approved by the CUP.
- ☐ Conform to the minimum street frontage requirement approved by the CUP.
- ☐ Conform to the lot area requirements approved by the CUP.
- ☐ Provide for the maintenance of the common areas by the Homeowners Association (HOA).
- ☐ Provide an adequate lighting system along all walkways. Provide for maintenance by the HOA.
- ☐ Dedicate construction rights over the common lots.

ADDITIONAL COMMENTS AND HOLDS

Vesting Tentative Tract Map:

1. Include on Sheet 1 –
 - Provide a more clear overall drawing (slightly thicker lots line and streets lines on the map – similar to Mission Village VTTM sheet 1 drawing) – reduce the size of table and notes and increase the scale of the map to maximize the use of the page and make the overall map more legible
 - List of all public streets
 - APNs
 - Off-site grading amount, if any
 - List of related entitlements
2. Provide pedestrian connection at the end of cul-de-sacs to trails and sidewalks where feasible.
3. Show bike lanes on cross sections.

Exhibit Map:

- 1. Include on Sheet 1 –
 - Summary of Development Standards (similar to Mission Village Map)
 - A legend with land uses (similar to Mission Village Map)
 - Table with lot numbers and street frontage for each multifamily lot (Similar to Mission Village Map)
- 2. All sheets –
 - Correct the land use designation from ‘ML’ to ‘LM’
 - Depict lot numbers (only Planning Areas are shown in the Exhibit Map sheets)
- 3. Add note on the map (similar to Mission Village) for schools as conceptual plans.

Additional Material:

- 1. Provide a open space/pedestrian connectivity exhibit that depicts –
 - Open Space
 - Different types of trails
 - Private recreation lots
 - Public recreation lots
 - Schools
- 2. Provide an exhibit with the SEA boundary, buffer and project development envelope including grading. Depict the different distances between the buffer and the limits of the project envelope.
- 3. Provide Planning Notebook –
 - Land Use Plan Statistical Comparison and Substantial Conformance Summary
 - Annotated Land Use Plan Statistical table
 - Landscape plan

Overall Comments:

- 1. Discuss design of some multifamily lots – setbacks, front vs. back
- 2. Provide a letter requesting the reduction of lot frontage (include lot numbers and reason for request)
- 3. Define street frontage of the multifamily lots and provide a table on the first page of the Exhibit Map (in order to define setbacks).
- 4. Some streets don’t have lot numbers and are not listed as driveways or public streets either – Ensure the streets are properly depicted.
- 5. Additional comments on design may be submitted once the open space/circulation and SEA exhibits are submitted to DRP.
- 6. SEA CUP is required (new application or revised existing Cup application – pending determination).
- 7. Export grading needed for phase one (Landmark) needs to be depicted on Homestead as export site (provide grading amount on the maps).
- 8. Note to staff: Need to include condition about connection to new WRP. No final map approval allowed until new WRP is constructed and operating.
- 9. IEC – Submit application for Valencia Blvd.

Other Notes:

- 1. Project is subject to Green Building, LID, and Drought Tolerant Ordinances.

NOTE: Only complete submittals shall be accepted. Incomplete submittals will not be processed and will be disposed. Next submittal shall include 9 folded copies of tentative and exhibit map, open space exhibit, revised application, and one cover letter describing all changes made to the map.

PUBLIC HEARING ☐ Hearing Officer ☒ Regional Planning Commission
Newspaper: The Signal and La Opinion
Library: (3) Canyon Country Jo Anne Darcy Library, Newhall Library, Valencia Library

☒ **TOWN COUNCIL**
West Ranch Town Council
